

BK 4031 PG 044

JANE E. COSGROVE and ROBERT F. COSGROVE, both of Waterville, County of Kennebec and State of Maine,

new!
map 51
lot 45
55-1-26C
#1747

grant to JANE E. COSGROVE

029955

of Waterville, County of Kennebec and State of Maine with Warranty Covenants, the land in Waterville, Kennebec County, State of Maine.

See, attached Exhibit A

NO TRANSFER
TAX PAID

~~Witness our hands and seals this~~ 1988

Witness our hands and seals this

Robert F. Cosgrove
Robert F. Cosgrove

Jan. 10 day of January 1988
Jane E. Cosgrove
Robert F. Cosgrove
Robert F. Cosgrove

State of Maine, County of Kennebec

ss.:



1988

Then personally appeared the above named JANE E. COSGROVE and ROBERT F. COSGROVE and acknowledged the foregoing instruments to be their free act and deed.

Before me,

Robert F. Cosgrove
Commission Expires October 5, 1992
Robert F. Cosgrove

☐ Justice of the Peace
☐ Attorney at Law
☒ Notary Public

51-45

EXHIBIT A

A certain lot or parcel of land with the buildings and other improvements thereon, situated in Waterville, County of Kennebec and State of Maine, and being lot numbered seventy-six (76), according to Revised Plan of Mayflower Realty Company, dated January 17, 1959, made by Sherman K. Smith, C.E., and recorded in Kennebec Registry of Deeds in Plan Book 22, Page eight (8), to which Plan reference is hereby made for a more particular description.

Conveyance of the above described lots of land is made and taken by the Grantees with the restrictions and limitations herein enumerated as to each lot, for themselves, their heirs and assigns, and for the benefit of other property owners of land originally part of the Vigue Farm, so-called, with the express understanding and agreement that any dwelling, including a home garage erected on this lot except for steps approaching thereto, shall be located at least twenty-five (25) feet from the lot boundary on Merrill Street and fifteen (15) feet from any of the other boundary lines of the above land herein conveyed; and any dwelling erected thereon shall not have space or tenancies or apartments for more than one family and shall cost not less than twelve thousand (\$12,000.00) dollars, as of this day's value; and at no time shall any building or structure of any kind, except for a family garage, other than a dwelling house be erected thereon, and at no time shall any mercantile or other commercial building or structure be erected thereon, nor any house or structure thereon be used for any mercantile or commercial purposes.

Being the same premises conveyed to Jane E. Cosgrove and Robert F. Cosgrove by deed of Lowry F. Garber and Shirley V. Garber dated September 16, 1987 and recorded at the Kennebec Registry of Deeds in Book 3234, Page 43.

RECEIVED KENNEBEC SS.

1991 DEC 31 PM 3:18

ATTEST: *Theresa R. [Signature]*
REGISTER OF DEEDS